



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, MARCH 21, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

SPECIAL MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

PUBLIC HEARINGS:

- 1) **CITY OF MORGAN HILL UNINCORPORATED ISLANDS: PARCEL PRE-ZONINGS AND ANNEXATIONS:** The City of Morgan Hill is proposing to prezone and annex parcels that are within “unincorporated islands” as defined by the Santa Clara County Local Agency Formation Commission (LAFCO). These are properties that are located within the City’s Sphere of Influence and are already within the city’s Urban Service Area (USA), and are substantially surrounded by properties located within the city limits of Morgan Hill. The prezonings and annexations are consistent with the city’s General Plan and the GP Master EIR will be used; except that for Island #8 a Mitigated Negative Declaration adopted in October 2005 will be used.

THE ISLANDS ANNEXATION PROJECT CONSISTS OF THE FOLLOWING APPLICATIONS. THE PLANNING COMMISSION WILL BE MAKING RECOMMENDATIONS TO THE CITY COUNCIL REGARDING EACH OF THE PROPOSED PREZONINGS. THE CITY COUNCIL PUBLIC HEARING REGARDING PREZONINGS AND THE FIRST ANNEXATION HEARING IS SCHEDULED FOR APRIL 12, 2006 AT 7:00 PM IN THE CITY COUNCIL CHAMBERS.

ZA-05-17: City of Morgan Hill- Tilton & Hale: Island #1 is a 2.6-acre area containing 4 parcels, located at Tilton and Hale Avenues. The zoning amendment consists of pre zoning APNs 764-09-002, -003, and -004 to the “Single Family R-1-12,000” zoning district, consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre; and pre zoning APN 764-09-015 to the “Public Facilities” zoning district, consistent with the existing city General Plan designation of Public Facilities.

ZA--05-18: City of Morgan Hill-East of Hale: Island #2 is a 3.59-acre area containing 5 parcels, located at Hale Avenue and Campoli Drive near the northern terminus of Del Monte Avenue. The zoning amendment consists of pre zoning APNs 764-23-017 and 764-24-001, -003, -004 and -005 to the “Single Family R-1-7,000” zoning district, consistent with the existing city General Plan designation of Single Family Medium 3-5 units per acre.

ZA-05-19: City of Morgan Hill-Teresa & Sabini: Island #3 is a 17.86-acre area containing 5 parcels located Llagas Road/Teresa Lane and Sabini Court. The zoning amendment consists of pre zoning APNs 773-32-010, -011, -012, -013 and -014 to the “Residential Estate RE-100,000” zoning district, consistent with the existing city General Plan designation of Residential Estate 0-1 units per acre.

ZA-05-21: City of Morgan Hill-Cochrane & Mission View: Island #5 is a 54.92-acre area containing 3 parcels located at Cochrane Road and Mission View. The zoning amendment consists of pre zoning APN 728-36-006, as well rezoning APN 728-36-011 (an adjacent 1.65-acre parcel already within the city limits located in at the corner of Cochrane and Mission View), to the “Single Family R-1-7,000” zoning district; and pre zoning APNs 728-36-007 and -008 to the “Single Family R-1-9,000” zoning district. These zonings are consistent with the existing General Plan designation of Single Family Medium 3-5 units per acre.

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ZA-05-22: City of Morgan Hill-Cochrane & Peet: Island #6 is a 141.99-acre area containing 3 parcels located at Cochrane and Peet Roads. The zoning amendment consists of pre-zoning APNs 728-34-001 and -008 to the “Public Facilities” zoning district, consistent with the existing city General Plan designation of Public Facilities; and pre-zoning APN 728-34-009 to the “Single Family R-1-12,000 (83 acres) and Single Family R-1-20,000 (40 acres) zoning districts, consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre.

ZA-05-23: City of Morgan Hill-Tennant & Railroad: Island #13 is a 2.87-acre area containing 2 parcels located at Tennant and the UPRR tracks. The zoning amendment consists of pre-zoning APN 817-06-053 to the “ML Light Industrial” zoning district, consistent with the existing city General Plan designation of Industrial; and pre-zoning APN 817-06-054 to the “PF Public Facilities” zoning district, consistent with its use as a transportation facility.

ZA-05-24: City of Morgan Hill-Monterey: Island #14 is a 20.26-acre area containing 3 parcels located along Monterey Road near the terminus of Watsonville Road. The zoning amendment consists of pre-zoning only one of the parcels, 1.33 acres in size, currently in residential use, from its existing pre-zoning of Planned Unit Development–Light Industrial (PUD-ML), to the “RE-40,000” zoning district, consistent with its existing city General Plan designation of Residential Estate 0-1 units per acre. The other two parcels are already pre-zoned PUD-ML.

ZA-05-32: City of Morgan Hill-US Hwy 101 & Condit: Island #8 is a 62.34-acre area containing 4 parcels, of which two are already appropriately pre-zoned as Planned Unit Development-Commercial. The zoning amendment consists of pre-zoning the other 2 parcels, which include a Water District drainage channel (APN 728-17-008) and a City well site (APN 728-17-024), to the “PF Public Facilities” zoning district, consistent with the existing city General Plan designations.

ZA-05-33: City of Morgan Hill-Condit & Murphy: Island #11 is a 18.71-acre area consisting of 2 parcels, located along Condit Road, and bounded by San Pedro and Murphy Avenues. The zoning amendment consists of pre-zoning APNs 817-12-006 and -009 to the “CG General Commercial” zoning district, consistent with the existing city General Plan designation of Commercial.

ZA-05-34: City of Morgan Hill-Dewitt: Island #12 is a 2.00-acre parcel located at 16775 Dewitt Avenue, which is already developed with a residential use. The zoning amendment consists of pre-zoning the parcel to remove the “Residential Planned Development” zoning overlay district, so that the parcel is pre-zoned to the “Single Family R-1-12,000” zoning district, consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre.

ZA-05-35: City of Morgan Hill-W. Edmundson & Piazza: Island #17 is a 12.64-acre area containing 4 parcels located along West Edmundson at Piazza. The zoning amendment consists of pre-zoning 3 of the parcels (APNs 767-21-013, -014 and -015) to remove the “Residential Planned Development” zoning overlay district, so that the parcel is pre-zoned to the “Single Family R-1-9,000” zoning district, consistent with the existing city General Plan designation of Single Family Medium – 3-5 units per acre; and changing the pre-zoning of APN 767-21-045 from R-2 (3,500)/RPD to a pre-zoning of “Single Family R-1-9,000” zoning district, consistent with the existing city General Plan designation of Single Family Medium - 3-5 units per acre.

Recommendation: Open Public Hearing/Adopt Resolutions recommending that the City Council approve the proposed prezonings.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE MARCH 28, 2006 MEETING:

- **GPA-04-02: City of MH.-Amend Circulation Policy & LOS Policy for unsignalized Intersections**
- **GPA-05-01: City of M.H.-Amend Circulation Element/Madrone Parkway At-Grade Railroad Crossing**
- **UP-06-01: Adams-Champions Academy**
- **DAA-04-06: Cochrane-Borelli**

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ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.